

City of



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Development Department

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## BUILDING INDUSTRY BULLETIN

TO: *ARCHITECTS, ENGINEERS, GENERAL CONTRACTORS, & ASSOCIATIONS*

SUBJECT: *TEMPORARY TRAILERS AND COMMERCIAL COACHES*

EFFECTIVE DATE: *June 1, 1993*

BULLETIN NUMBER: *IB-93-4*

APPROVED: \_\_\_\_\_

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### GENERAL:

Because regulations for temporary trailers and commercial coaches are of the type that are not universally adopted, this bulletin has been prepared for the convenience of users. This bulletin establishes consistent policy and procedures for certain temporary residential and commercial uses described herein.

### DEFINITIONS:

**Accessibility** is the combination of various elements in a building or area that allows access, circulation, and the full use of the building and facilities by handicapped people.

**Path of travel** is a passage that may consist of walks and sidewalks, curb ramps and pedestrian ramps, lobbies and corridors, elevators, other improved areas or a necessary combination thereof, that provides free and unobstructed access to and egress from a particular area or location for pedestrians and/or wheelchair users.

**Site development** is "on-site" and "off-site" work including, but not limited to, walks, sidewalks, ramps, curbs, curb ramps, parking facilities, stairs, planting areas, pools, promenades, exterior gathering or assembly areas, and raised or depressed paved areas.

**Temporary** shall mean buildings and facilities intended for use at one location for not more than one year or expiration of time limit prescribed by the Building Official.

### REQUIREMENTS:

The following items must be provided prior to the issuance of construction permits for temporary trailers and commercial coaches.

1. Temporary Caretaker's Residence: Submit a letter requesting use of a residential trailer for a caretaker's residence while construction of permanent building is being completed. Residential trailer units must be provided with a State of California certification label with a "R" for residential use, approved power source, and utilities connections.
2. Temporary Sales Office: Submit a letter requesting use of a commercial coach for a temporary sales office that is open to the general public. Commercial coaches must be provided with a State of California certification label with a "B" for commercial business use, approved power source, and utilities connections.
3. Temporary Construction Office (Open to Public): When a temporary construction office is intended to serve the general public, it is required that a letter be submitted requesting use of a commercial coach as a temporary construction office. Commercial coaches must be provided with a State of California certification label with a "B" for commercial business use, approved power source, and utilities connections.
4. Temporary Construction Office (Closed to Public): A temporary construction site office trailer not open to the public is not subject to these requirements unless hazardous or unsightly conditions develop. However, requirements for temporary power and utilities must comply with Fresno Municipal Code.
5. When required by Fresno Municipal Code, a site plan review and/or conditional use permit application must be submitted and processed.
6. A cash deposit or certificate of deposit in the amount of \$2000 must be posted to assure removal.
7. Construction plans must be submitted to include the following information as required.
  - a. Specify the proposed use of trailer or commercial coach such as caretaker's unit or temporary sales office.

- b. Provide a dimensioned site plan indicating all required setbacks for the zone district and showing any public utility easements, etc. Additionally, a temporary sales office must submit a landscape plan for review and approval to ensure compatible development with surrounding neighborhood.
- c. Show required parking including a disabled accessible parking stall. If less than five parking stalls are required, a reserved space is not required as long as one 14-foot wide space is provided, which does not have to be identified as handicap accessible.
- d. Commercial coach facilities intended for public use or commercial business must provide a dimensioned floor plan specifying the use of each room or area.
- e. Provide a foundation plan for residential trailer or commercial coach detailing location of piers or metal jacks (and perimeter foundation as required).

**Note: In flood prone areas, tie-down details will be required.**


- f. A residential caretaker's trailer, or a commercial coach intended for public use, must provide toilet facilities within the coach or on-site within an existing building.
- g. Commercial coaches intended for public use must provide for disabled access. The accessibility should extend to cover from the point of arrival, ramps to entry doors, lever hardware, and toilet facilities.
- h. Commercial coaches used in residential subdivisions as sales offices open to the public and employees must be accessible to the disabled as described in "item g" above, except that toilet rooms are not required to be modified for access by the physically disabled, unless a disabled person is employed.
- i. Where commercial coaches are used in residential subdivisions and it is determined it is not reasonable to make a sales trailer accessible to disabled persons due to cost or structural impracticality, then it shall be acceptable to provide the services offered at the sales trailer at an alternative location within the City of Fresno or its sphere of influence or within the City of

Clovis. Such alternative location must be fully accessible to disabled persons, and the location or other instructions necessary to obtain services at the alternative location must be posted at all public entries to the sales trailer.

**SUMMARY:**

This bulletin does not apply to other uses such as assembly, educational, or institutional facilities. Additionally, the unique features of prefabricated trailers and commercial coaches are regulated by the State of California. Consequently, any proposed modifications to the prefabricated unit (interior or exterior) will require plans to be submitted to the State of California and modifications inspected by the regulatory State agency.

The intent of provisions contained in this bulletin is that temporary trailer for a caretaker's residence, or temporary commercial coach as a sales office, or construction office open to the public will comply with Fresno Zoning Ordinance, the Fresno Municipal Code for use as temporary buildings, and State of California, Office of the State Architect, Access Compliance (OSH/AC) for disabled access and use.

  
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